



Ibbett Mosely

8 Brookfield, Kemsing, Sevenoaks,  
TN15 6SQ





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**3 BEDROOM SEMI DETACHED HOUSE. WITH OFF ROAD PARKING AND CARPORT.  
CONTRIBUTION TOWARDS LEGAL FEES ON COMPLETION  
GUIDE PRICE £495,000**

### NO ONWARD CHAIN

- 3 BEDROOMS
- OPENPLAN LOUNGE AND DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- GOOD SIZE SECLUDED REAR GARDEN
- DRIVEWAY WITH CARPORT - 2 CARS
- SCOPE FOR DEVELOPMENT STPP
- NO ONWARD CHAIN
- CONTRIBUTION TOWARDS LEGAL FEES ON COMPLETION

Nestled in a charming cul-de-sac in Kemsing, Sevenoaks, this semi detached offers a perfect blend of comfort and convenience. Boasting 3 Bedrooms, L shaped lounge and dining room and off street parking, this property is ideal for those seeking a peaceful retreat yet close to all the amenities

Whether you are looking to downsize or establish a family haven, this property caters to your needs with its versatile layout.

Situated at the heart of the village, you'll find all amenities within easy reach. From the local bus stop, Library, Convenience store, Pharmacy, Italian deli, and pub, everything you need is just a short walk. As you step outside, you are just a short walk away from the breath-taking views of the Downs, providing a picturesque backdrop to your daily life.

Don't miss this opportunity to own a piece of tranquillity in the heart of Kemsing. Embrace the beauty of village life and make this house your own slice of paradise.

### LOCATION

Kemsing is a vibrant village at the foot of the North Downs. 20 miles South East of Central London and 4 miles of Sevenoaks station.

Walking distance to Otford station with trains into London Bridge, Victoria, Blackfriars and beyond. Kemsing station is within walking distance with routes to Maidstone.

The M25, M26, A21 and A2 are all within easy reach. Early viewings highly recommended.

### ENTRANCE

#### ENTRANCE HALLWAY

Enter through UPVC Front Door leading to bright and light hallway. Carpeted throughout with under stairs storage, radiator.

Doors through to lounge, kitchen and carpeted staircase to first floor landing.

#### OPEN PLAN LOUNGE & DINING ROOM

Through door from hallway, into a light and airy lounge and dining room. Large windows to front of

property, carpeted throughout with space for sofas and lounge furniture. Radiators to wall. Television point. Spacious dining area with room for extendable dining table, side board. Large patio doors leading to the rear patio and secluded rear garden.

### KITCHEN

Comprehensive range of wall and floor mounted cupboards and work surfaces space. Stainless steel sink with mixer tap. Space for oven, plumbing for washing machine/tumble dryer Vinyl flooring. Large window to rear overlooking the garden. Side porch via the side door, leading to covered car port.

### FIRST FLOOR

#### LANDING

Bright and light with airing cupboard.

#### BEDROOM 1

Master bedroom, with large front window, built-in wardrobes, radiator.

#### BEDROOM 2

Double Room with window to rear. Built in wardrobes and radiator

#### BEDROOM 3

Single Bedroom with window to the front. Built in wardrobe and over stairs storage. Radiator

#### FAMILY BATHROOM

Large landing with airing cupboard leading to Large family bathroom, with double glazed windows to rear. Bath with overhead electric shower, WC and basin.

### OUTSIDE

#### OUTSIDE FRONT

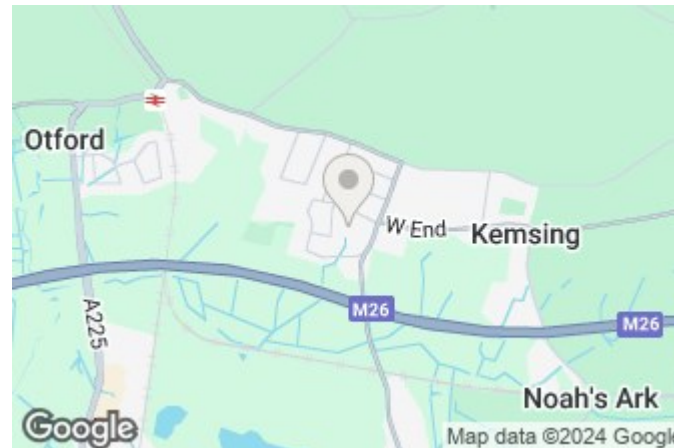
Concrete driveway leading to covered car port with off street parking for 2 cars. Side access to property. Gate to side Front garden laid to lawn surrounded by mature boarder shrubs,

### OUTSIDE REAR

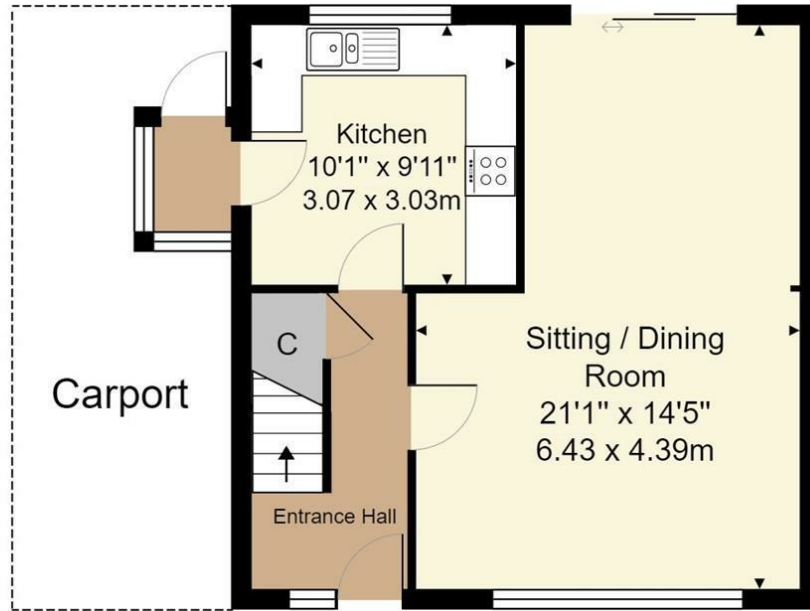
Enclosed rear garden, with patio area, steps to lawn surrounded by mature shrubs. Shed and Children's playhouse. Covered carport access via side gate. Completely fenced.

### ROUTE TO VIEW

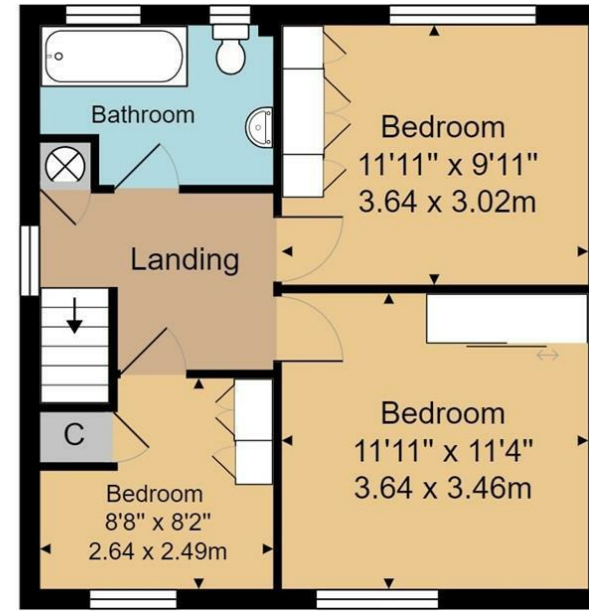
From our Otford office, proceed to village and right at pond towards the station. Proceed past station and first on the right, along Pilgrims Way east. Proceed and turn right into Childsbridge lane. Take third road to the right, Dynes Road. First Left into Brookfield Road and house is halfway down on the left.







**Ground Floor**



**First Floor**

Approx. Gross Internal Area 914 ft<sup>2</sup> ... 84.9 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

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